

ITEM 3  
MANAGER'S REPORT NO. 33  
COUNCIL MEETING 1982 05 17

RE: REZONING REFERENCE #165/81  
PARCEL "A", PLAN 59581, GROUP 1, D.L. 69  
3054 SMITH AVENUE  
(ITEM 4 OF ITEM 16, REPORT NO. 4, 1982 JANUARY 18)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER. 1982 MAY 7

FROM: DIRECTOR PLANNING & BUILDING INSPECTION PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #165/81  
(refer attached sketches 1, 2, 3.)

RECOMMENDATIONS:

1. THAT a rezoning by-law be prepared and advanced to First Reading on 82 06 07 and to a Public Hearing on 82 06 22 at 19:30 h, and that the following be established as prerequisites to the completion of the rezoning.
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. In addition to the underground works, it will be necessary to complete the abutting portion of Smith Avenue to a full 11 metre standard. All services are to be designed and constructed to the approval of the Municipal Engineer. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.

- d) The granting of any necessary easements.
- e) The dedication of any rights-of-way deemed requisite.
- f) The retention of as many existing mature trees as possible on the site.
- g) The approval of the Ministry of Transportation, Communication and Highways to the rezoning application.
- h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- i) The deposit of a levy to go towards the acquisition of proposed neighbourhood parks. The present levy is \$884.00 per unit; however the levy in effect at the time of final adoption of this rezoning will be required.
- j) The completion of a noise study and the incorporation of the consultant's recommendations in the building design.
- k) Consent to the future closure of the lane abutting the south side of the site.

REPORT

Applicant:

Mr. J. Montgomery, President,  
Charm Developments,  
11715 Tannery Road,  
SURREY, B.C.  
V3V 3W4

1.0 Project Description:

The developer is requesting rezoning in order to construct a two storey seven unit ground oriented multiple-family residential building with underground parking.

2.0 Background:

On 1982 January 18, Council authorized staff to work with the applicant on the preparation of a plan of development suitable for presentation to a public hearing. Staff was also authorized to bring forward a report on certain revisions to the Apartment Area I; Community Plan 8 area. The draft of a revised plan was submitted to Council on 82 03 15 and a further report will be submitted to Council on 82 05 31.

This rezoning application is at slight variance with the existing adopted 1971 Community Plan in that the density is slightly lower than the plan proposed; however the application is in keeping with the proposed revised Community Plan.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 General Comments:

3.1 The subject development is being rezoned

FROM: R5 (Single and Two-family Residential)  
TO: C.D. (Comprehensive Development Zone)  
Utilizing the RM2 District guidelines.

3.2 Servicing Requirements:

The applicant will be required to provide all services necessary to the site and the Municipal Engineer will be assessing the adequacy of the existing services. The developer will be required to complete the abutting portion of Smith Avenue to an 11 m full standard.

A Letter of Credit will be required prior to final adoption, along with a cash payment of the 4% inspection fee. Occupancy permits will be issued only after the services are completed.

### 3.3 Required Dedications:

No dedications for road purposes are required. Manor Street on the north side of the site is not constructed and is not anticipated to be used in the foreseeable future except for a pedestrian path.

The lane to the south of the subject site will be closed in the future when redevelopment of the lots to the south occurs, however, the developer of the subject site will be requested to sign a consent form agreeing to the future closure of the lane.

### 3.4 Development Cost Charges:

The Neighbourhood Parkland Acquisition charge applicable as part of this rezoning will be based upon the "Garden Apartment" density. The density of this proposed development is 28 units per acre. The present cost charges are \$884.00 per unit. (884 x 7 units = \$6,188.00) The actual charge collected will be based on the rate in effect at the time the rezoning by-law receives final adoption.

### 3.5 Condominium Guidelines:

The project is designed to meet the Condominium Guidelines approved by Council.

### 3.6 Building Form:

The proposed building is two storeys high; however the lot slopes down to the north and east and the neighbouring houses which are situated to the south are on higher ground. The setbacks from the proposed building at the front to Smith Avenue are 6.1 m (20 ft.), while the north and south sideyards are 4.6 (15 ft.). The rear yard is to be 6.5 m (21.3 ft.). This land to the rear (east) will remain part of an undeveloped park/buffer area.

### 3.7 Noise Study:

Due to the proximity of the property to the adjacent highway, a noise study has been conducted and is presently being reviewed by the Environmental Health Department and the recommendations for noise protection will be incorporated in the design of the building.

### 3.8 Ministry of Transportation and Highways:

The approval of the rezoning by the Highways Ministry will be required.

### 4.0 Development Proposal:

4.1	Gross Site	1003 m <sup>2</sup>	(10,796 sq. ft.)
	Net Site	as above	
	Site Coverage	35% of gross site.	
4.2	Floor Area	702.5 m <sup>2</sup>	
	Floor Area Ratio (F.A.R.)	$\frac{702.5}{1003} = 0.7$	
	Height:	Two Stories	+ 7.6 m (25 ft.)

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- 4.3 Unit Mix  
- 7 units, all 2 bedroom.  
- Unit Sizes:

2 @ 101.2 m <sup>2</sup>	(1090 sq. ft.)
2 @ 102.5 m <sup>2</sup>	(1104 sq. ft.)
1 @ 102.2 m <sup>2</sup>	(1100 sq. ft.)
1 @ 93.8 m <sup>2</sup>	(1010 sq. ft.)
1 @ 98.0 m <sup>2</sup>	(1055 sq. ft.)

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4.4 Parking Provided:

- 11 underground spaces are being provided.  
- ratio  $\frac{11 \text{ spaces}}{7 \text{ units}} = 1.57$  spaces per unit.

4.5 Communal Facilities:

Each unit has a laundry area and direct ground access.

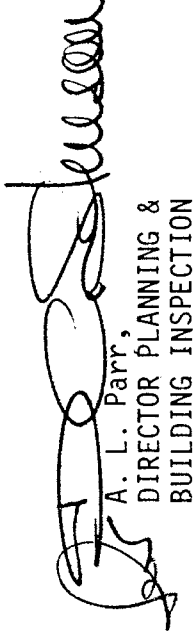
The communal facilities are limited to a storage area underground.

4.6 Exterior Finish Materials:

The finish materials will include a cedar shingle roof, and light brown 1 x 6 horizontal wood siding, and brown window trim.

5.0 SUMMARY:

A development proposal for a seven unit two storey, ground oriented building with underground parking has been submitted which is generally in keeping with both the existing and proposed revised Community Plan 8. The proposed rezoning is supported by the Planning Department.

  
A. L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

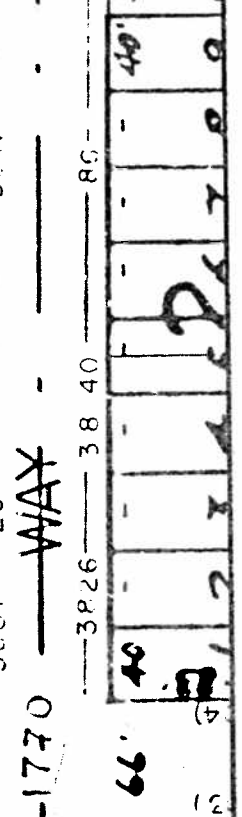
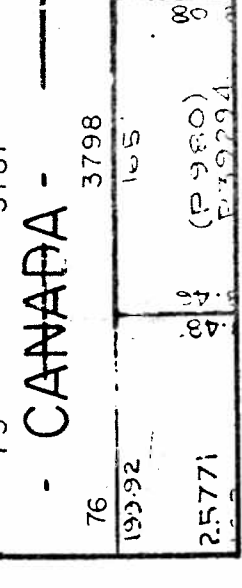
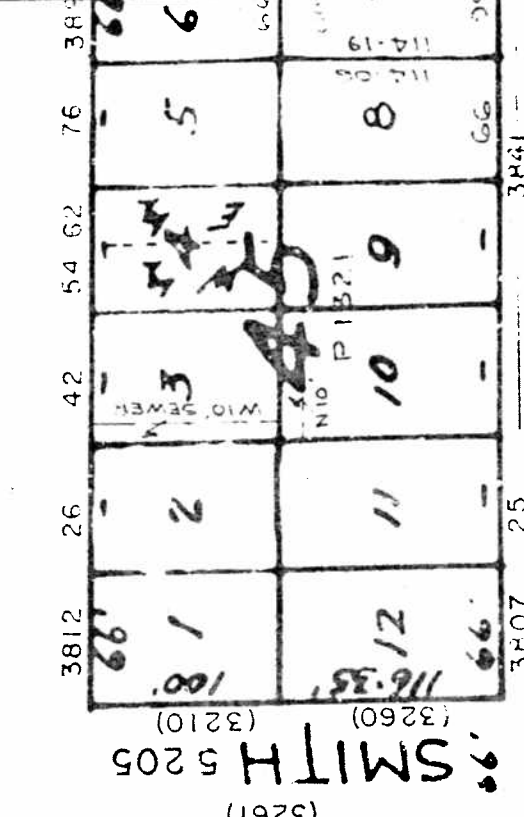
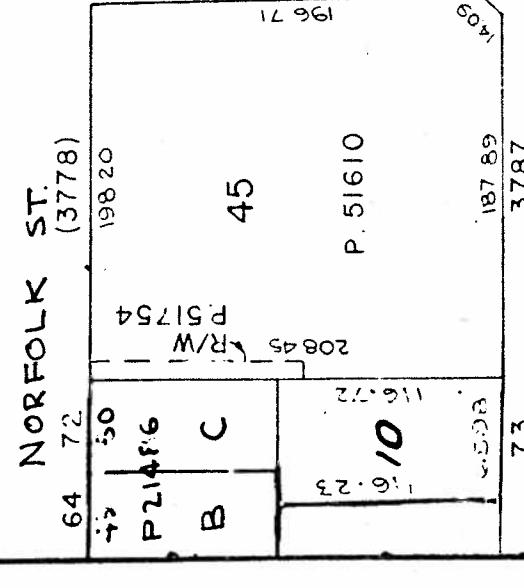
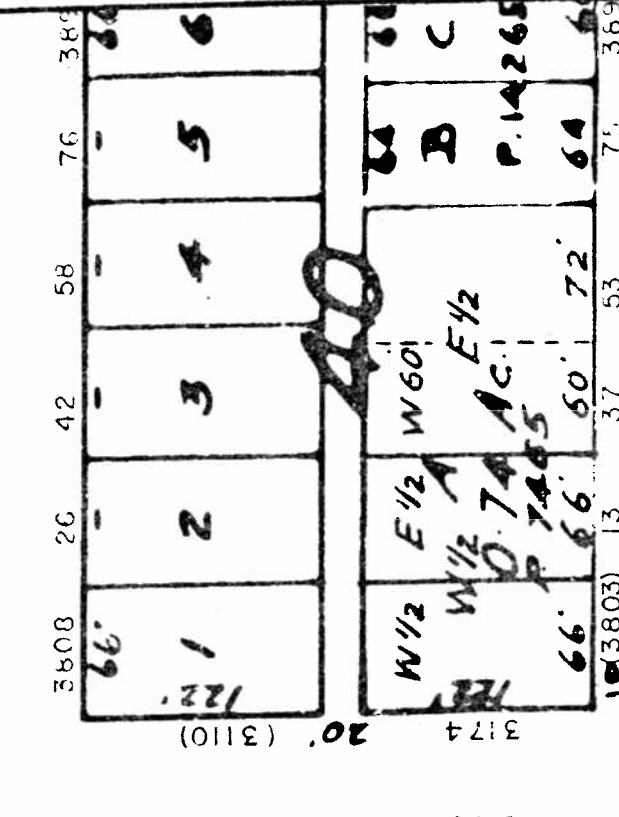
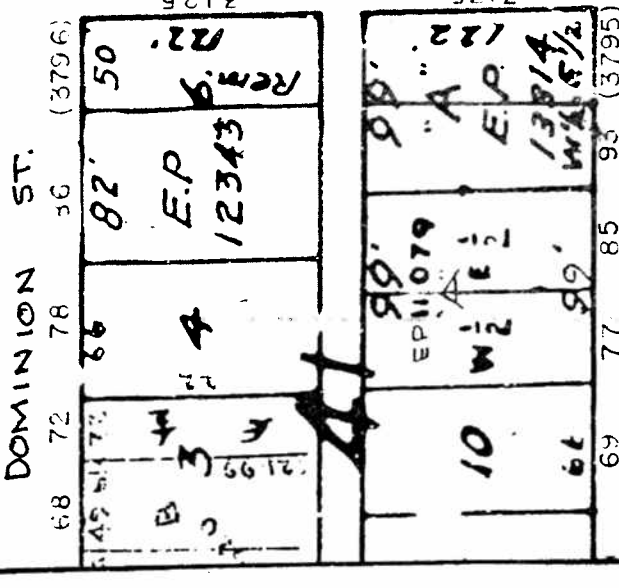
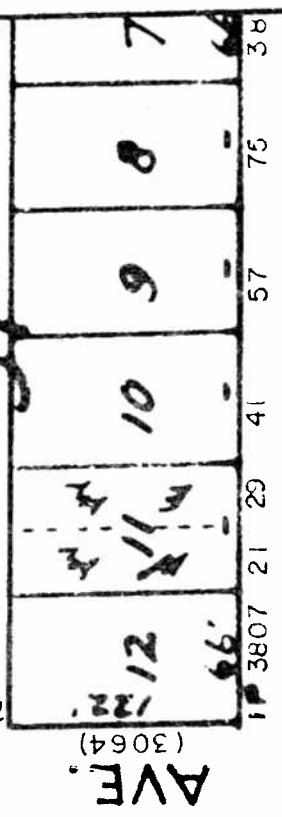
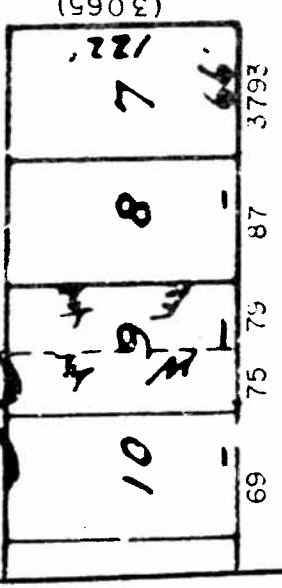
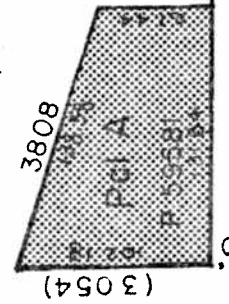
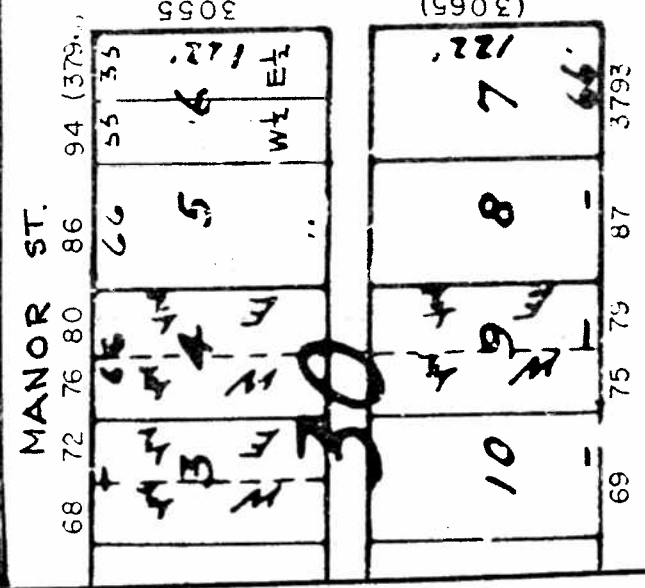
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Attachments


C. C. Municipal Clerk  
Municipal Engineer  
Ministry of Transportation & Highways

TRANS-CANADA

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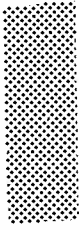


Date  
82 JANUARY

 Burnaby Planning Department

Scale  
1:100

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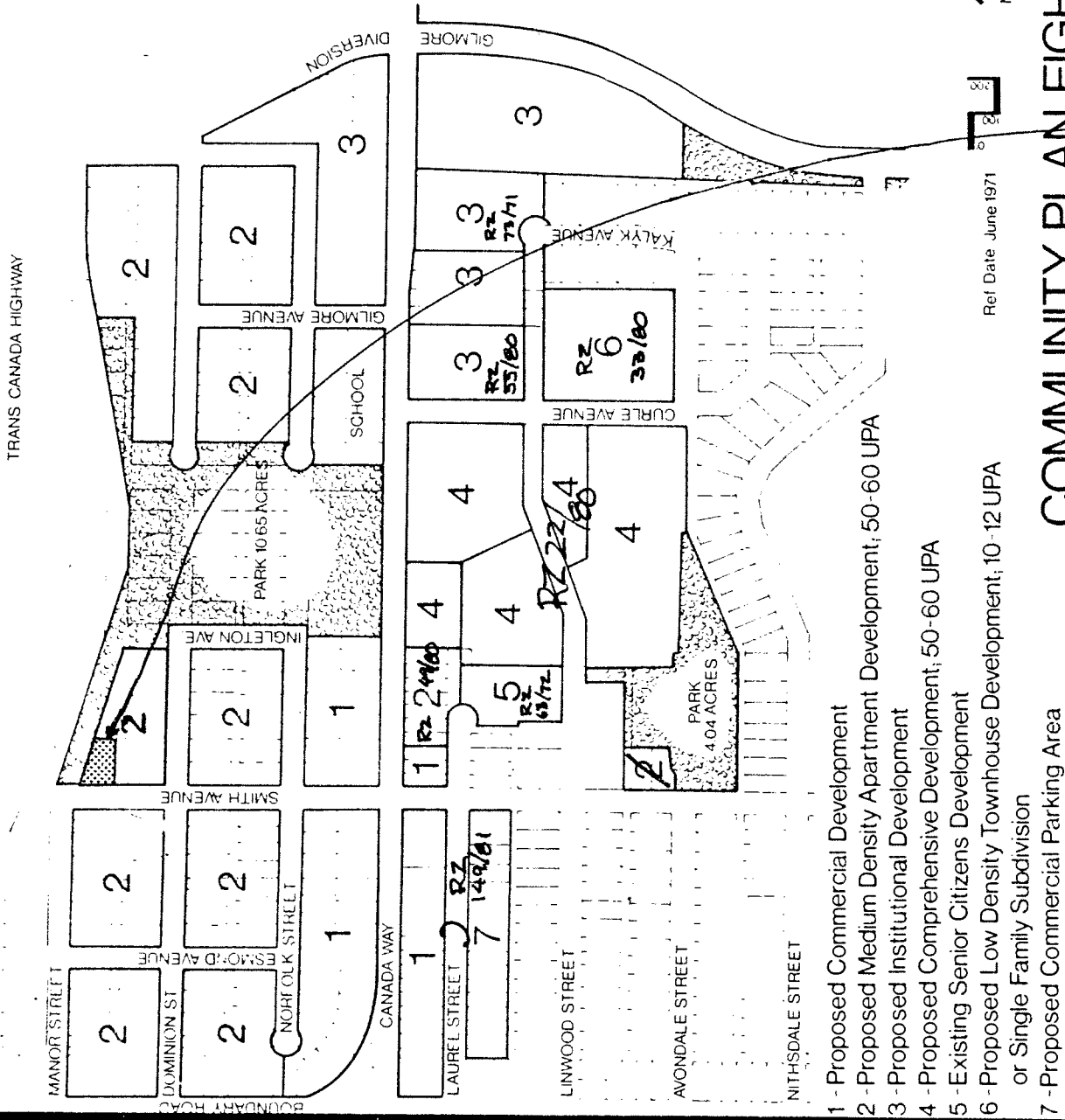
SUBJECT SITE 

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SKETCH # 1  
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Ref Date June 1971



COMMUNITY PLAN EIGHT

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- 1 - Proposed Commercial Development
- 2 - Proposed Medium Density Apartment Development; 50-60 UPA
- 3 - Proposed Institutional Development
- 4 - Proposed Comprehensive Development; 50-60 UPA
- 5 - Existing Senior Citizens Development
- 6 - Proposed Low Density Townhouse Development; 10-12 UPA  
or  
Single Family Subdivision
- 7 - Proposed Commercial Parking Area



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SUBJECT SITE

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SKETCH # 3

